

LOS ANGELES COUNTY LETTERGRAM

TO	Paul McCarthy Hearing Officer	FROM	Jeantine Nazar Zoning Permits East
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SUBJECT: Denial Due to Inactivity

DATE: August 27, 2013

PROJECT NO. R2006-04010-(2)

CONDITIONAL USE PERMIT NO. 200700092

Agenda Item No: 9

The above referenced case is a conditional use permit to construct, operate and maintain a 56 room, 2-story motel, with 59 parking spaces located at 14711 Crenshaw Blvd. in the C-3 (Unlimited Commercial) Zone within the Gardena Valley Zoned District.

The applicant has failed to provide the necessary materials requested by the Regional Planning, Public Works, Fire and Public Health Departments. There is insufficient information to determine the feasibility of the project and consistency with the Los Angeles County General Plan.

Pursuant to Section 22.56.060 of the Zoning Code, staff recommends that Conditional Use Permit Number 200700092 be DENIED for lacking the proper information to process the case.

HEARING OFFICER ACTION:

I concur with the requested action.

The CONDITIONAL USE PERMIT NUMBER 200700092 is hereby DENIED.

Paul McCarthy, Hearing Officer

DATE: _____

Attachment

MM: JN



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 22, 2013

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Power This, LLC
13525 Crenshaw Blvd
Hawthorne, CA 90250

SUBJECT: HEARING NOTICE – DENIAL DUE TO INACTIVITY
Project: R2006-04010-(2)
Case: CUP200700092
Address: 14711 Crenshaw Blvd. Gardena

Dear Applicant:

The Department of Regional Planning has made repeated attempts to inform you of the information that is required to proceed with your application for a Conditional Use Permit to authorize the construction, operation and maintenance of a new motel at the above referenced location. Attached are the correspondence requesting project revisions and additional information dated July 1, 2013. To date, we have not received the requested information and as a result, we are unable to proceed with processing your application.

We are unable to proceed further without the stated materials and we are unable to leave your case open indefinitely. We therefore have no choice but to schedule your case for **denial on September 3, 2013**, before the Hearing Officer for lack of information.

If you have any questions regarding this matter, please contact Jeantine Nazar at (213) 974-6435, from 7:30 a.m. to 5:30 p.m., Monday through Thursday or via email at jnazar@planning.lacounty.gov. Our offices are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Maria Masis, Supervising Regional Planner
Zoning Permits East Section

Enclosures: Letter dated July 1, 2013



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 1, 2013

Power This, LLC
13525 Crenshaw Blvd
Hawthorne, CA 90250

SUBJECT: HEARING NOTICE – DENIAL DUE TO INACTIVITY
Project: R2006-04010
Case: RCUP200700092
Address: 14711 Crenshaw Blvd. Gardena, CA 90249

Dear Applicant:

The Department of Regional Planning is currently reviewing the project identified above and has determined that the project file is incomplete and additional materials or information is required before we can proceed further. Please submit the following items:

Clearance letters from the following departments:

1. Department of Public Works
2. Fire Department
3. Public Health

Failure to disclose all pertinent information for consideration in the review of this case could result in delays, continuation of public hearings, new environmental analysis or additional costs. Additional materials may be required pending the outcome of consultation with other agencies.

Any zoning violations on the property discovered after the filing of this case may affect the scheduling of a public hearing pursuant to the "Clean Hands" provisions of the County Code in Section 22.04.110.

We request that you expeditiously comply with the above requirements. If no activity occurs within 30 days of this letter, your case may be scheduled before a Hearing Officer for denial pursuant to Section 22.56.060 of the County Code.

If you have any questions regarding this matter, please contact Jeantine Nazar at (213) 974-6435, from 7:30 a.m. to 5:30 p.m., Monday through Thursday or via email at jnazar@planning.lacounty.gov. Our offices are closed on Fridays.

Sincerely,

Richard J. Bruckner
Director

Maria Masis, Supervising Regional Planner
Zoning Permits East Section
MM: JN
cc: Applicant



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

Environmental Hygiene Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5430 • FAX (626) 813-3025

www.publichealth.lacounty.gov

July 15, 2008

Mr. Daniel Fierros
Department of Regional Planning
Impact Analysis Section
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Fierros,

**RE: Noise Comment on CUP, Project # R 2006-04010-(2), RCUP # T2007-00092-(2),
14711 S. Crenshaw Blvd, Gardena, CA 90249**

This is to inform you that upon review of documents provided and limited site investigation of the proposed project at 14711 S. Crenshaw Blvd, Gardena, CA. it appears that the noise from construction activities (i.e. grading & earth material hauling activities) and surrounding industry (i.e. carwash) may significantly impact the residences nearby as well as the motel (by surrounding industry and traffic noise). It is therefore suggested that an acoustical analysis be conducted of the proposed project and environmental site conditions. The analysis should be conducted by a professional noise consultant and it should include mitigation measures.

We appreciate the opportunity to be of service on this project and look forward to working with you in the future. If you have any questions, please contact Francis J. Pierce at (626) 430-5436.

Sincerely,

Cole Landowski, MS CHM
Head, Environmental Hygiene Program



BOARD OF SUPERVISORS

Gloria Molina
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Second District

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COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

(323) 890-4330

AUG - 6 2008

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

August 1, 2008

Mr. Daniel Fierros
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Fierros:

**REQUEST FOR INFORMATION, SUBJECT: PROJECT CONSULTATION - R2006-04010-(2),
CASE: RCUP200700092 (2) LOCATION: 14711 CRENSHAW BLVD, GARDENA, CA 90249,
(FFER #200800188)**

The Request For Information has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

1. The subject development will receive fire protection and paramedic services from the County of Los Angeles Fire Department. Fire Station 159, located at 2030 W. 135th Street, Gardena, CA 90249, is approximately 1.5 miles from the project site. It has a 4-person assessment quint (a truck company with limited paramedic capabilities).

PROJECT IMPACT ON SERVICES

2. Fire protection serving the area appears to be adequate for the existing development/land use. However, each additional development creates greater demands on existing resources.

SERVICE RESPONSIBILITY

3. This development would be in reasonable proximity to an existing fire station, resulting in acceptable response times to fire emergencies occurring within the project. The project would

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	BRADBURY	CUDAHY	HAWTHORNE	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CARSON	DUARTE	HUNTINGTON PARK	LAKEWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CERRITOS	EL MONTE	INDUSTRY	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	CLAREMONT	GARDENA	INGLEWOOD	LAWNDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COMMERCE	GLENDALE	IRWINDALE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	COVINA	HAWAIIAN GARDENS	LA CANADA-FLINTRIDGE	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
		LA HABRA					WHITTIER

incrementally increase service demand on the fire protection resources in the area. However, such impact should not be significant.

LAND DEVELOPMENT UNIT: GENERAL REQUIREMENTS:

1. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.
2. The proposed development may necessitate multiple ingress/egress access for the circulation of traffic, and emergency response issues.
3. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
4. Fire Department requirements for access, fire flows and hydrants are addressed during the building permit stage.

MEDIUM/HIGH DENSITY RESIDENTIAL REQUIREMENTS:

5. Fire sprinkler systems are required in some residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems, it is strongly suggested that fire sprinkler systems be installed. This will reduce potential fire and life losses.
6. The development may require fire flows up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration. Final fire flows will be based on the size of the buildings, their relationship to other structures, property lines, and types of construction used.
7. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:
 - a. No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
 - b. No portion of a building shall exceed 400 feet via vehicular access from a properly spaced fire hydrant.
 - c. When cul-de-sac depth exceeds 200 feet, hydrants will be required at the corner and mid-block.
 - d. Additional hydrants will be required if the hydrant spacing exceeds specified distances.

8. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in length and at the end of all cul-de-sacs.
9. All on-site driveways shall provide a minimum unobstructed width of 28 feet, clear-to-sky. The 28-foot width does not allow for parking, and shall be designated as a "Fire Lane" and have appropriate signage. The centerline of the on-site driveway shall be located parallel to and within 30 feet of an exterior wall on one side of the proposed structure. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building.
10. The 28 feet in width shall be increased to:
 - a. Provide 34 feet in width when parallel parking is allowed on one side of the access way.
 - b. Provide 36 feet in width when parallel parking is allowed on both sides of the access way.
 - c. Any access way less than 34 feet in width shall be labeled "Fire Lane" on the final recording map, and final building plans.
 - d. For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.
4. Specific fire and life safety requirements will be addressed at the building and fire plan check phase once official plans have been submitted. There may be additional requirements during this time.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance.
2. This proposed project will not have significant environmental impacts in these areas.

HEALTH HAZARDOUS MATERIALS DIVISION:

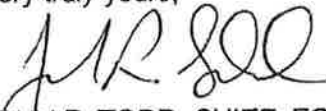
1. The review of Health Hazardous Materials Division's (HHMD) database revealed no information on the subject property. In addition, the Initial Study indicates no known release of hazardous

Mr. Daniel Fierros
August 1, 2008
Page 4

materials at this site. In the absence of any known significant release of hazardous materials, HHMD has no objection with the proposed development.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

A handwritten signature in black ink, appearing to read "JR Todd", written over the typed name.

JOHN R. TODD, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

JRT:lj



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

DEAN D. EFSTATHIOU, Acting Director

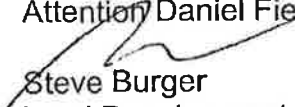
September 18, 2008

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: **LD-1**

TO: Mark Child, AICP
Zoning Permits I Section
Department of Regional Planning

Attention: Daniel Fierros

FROM:  Steve Burger
Land Development Division

SEP 30 2008

CONDITIONAL USE PERMIT (CUP) REVIEW AND COMMENT
CRENSHAW HOTEL
PROJECT NO. R2006-04010
CUP NO. RCUP 200700092
14711 CRENSHAW BOULEVARD
EL CAMINO VILLAGE

- ☐ Public Works recommends approval of this CUP.
- ☒ Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for the subject CUP to construct, operate, and maintain a 56-room, 2-story motel with a total of 59 parking spaces. The project is located on Crenshaw Boulevard in the unincorporated El Camino Village area.

Prior to Regional Planning's approval of the site plan, the following items need to be addressed, submitted, or shown on the site plan:

A. Sewer

1. Submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this CUP. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works. The sewer area study and outlet approval shall also be reviewed and approved by the City of Gardena and/or the City of Hawthorne.
2. Obtain a Will Serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewer trunk line.

3. Revise the site plan to show the following additional items:

- a. Show location of existing sewer main lines to serve the proposed development and call out the proposed points of connection.
- b. Show how the on-site proposed development is to be served by existing public sewer and call out the proposed points of connection.
- c. Show how the proposed development is to be served by proposed on-site public sewer and call out the proposed points of connection to the existing public sewer system.
- d. If applicable, provide double line sewers for streets 80 feet and larger in width.
- e. If applicable, show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain," "to be relocated," or "to be abandoned." If easement is to be abandoned, indicate the proposed timing of the abandonment.

For questions regarding the items above, please contact Imelda Ng at (626) 458-4921.

B. Water

1. Provide a Will Serve letter from the water purveyor indicating that the water system will be operated by the purveyor that under normal conditions the system will meet the requirements for the project, and that water service will be provided to each building.
2. Revise the site plan to show the following:
 - a. Location of existing water main lines to serve the proposed development.
 - b. How the on-site proposed development is to be served by existing public water and call out the proposed points of connection.

For questions regarding the items above, please contact Lana Radle at (626) 458-4921.

C. Right of Way and Road Improvement Requirements

1. Revise the site plan to show the following:

- a. Clearly show all existing street improvements including, but not limited to, sidewalks, curb, gutter, pavement, medians, power poles, utilities, etc., along both sides of Crenshaw Boulevard and the alley using accepted dashed topographic conventions (see Standard Plans for Public Works Construction).
- b. Clearly show the existing driveway approach on Crenshaw Boulevard and label it to be removed.
- c. Show and dimension the existing and proposed road right-of-way width, curb-to-curb width, sidewalk, and parkway width on Crenshaw Boulevard.
- d. Show and dimension the existing and proposed road right-of-way width and pavement width on the alley.

Resubmit a revised detailed site plan for review and approval. For questions regarding the items above, please contact Andy Narag at (626) 458-4921.

D. Grading

1. Revise the site plan to show the following:

- a. Show benchmark information.
- b. Show earthwork volume.
- c. Show pad and/or finished floor elevations.
- d. All existing on-site public and private easements with names of the holders, document numbers, and recorded dates. Label all easements as "to remain," "to be relocated," or "to be abandoned".

Resubmit a revised detailed site plan for review and approval. For questions regarding the items above, please contact Andy Narag at (626) 458-4921.

Upon approval of the site plan, we recommend the following conditions:

1. Sewer

- 1.1. Comply with all mitigation requirements from the approved sewer area study if any.

2. Water

- 2.1. A water system maintained by the water purveyor, with appurtenant facilities to serve all proposed buildings, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
- 2.2. Prior to the issuance of any grading permit, there shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, that under normal conditions the system will meet the requirements for the project, and that water service will be provided to each building.
- 2.3. If needed, install off-site water mainline to serve this site to the satisfaction of Public Works.

For questions regarding the items above, please contact Lana Radle at (626) 458-4921.

3. Drainage

- 3.1. Prior to issuance of building permits, plans must be approved to provide for the proper distribution of drainage and for contributory drainage from adjoining properties; eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; and comply with National Pollutant Discharge Elimination System, Stormwater Management Plan, Standard Urban Stormwater Mitigation Plan (SUSMP) requirements.

4. Grading

- 4.1. All items in Section E above must be addressed prior to setting these final conditions:

- a. Submit a grading plan to Public Works' Land Development Division for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and SUSMP devices if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder(s) approvals.
- b. A maintenance agreement may be required prior to grading plan approval for privately maintained drainage devices including any on-site SUSMP devices.
- c. Obtain Geotechnical and Materials Engineering Division's soil/geology approval (if applicable) of the grading plan.

For questions regarding the items above, please contact Andy Narag at (626) 458-4921.

5. Right of Way and Road Improvement Requirements

5.1. All items in Section C above must be addressed prior to setting these final conditions:

- a. Dedicate the right to restrict vehicular access on Crenshaw Boulevard.
- b. Close any unused driveways with curb, gutter, and sidewalk along the property frontage on Crenshaw Boulevard to the satisfaction of Public Works.
- c. Construct driveway approaches at the site to the satisfaction of Public Works.
- d. Plant street trees along property frontage on Crenshaw Boulevard to the satisfaction of Public Works.
- e. Submit street improvement plans and acquire street plan approval or direct check status before obtaining grading permit.
- f. Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the items above, please contact Andy Narag at (626) 458-4921.

6. Street Lighting Requirements

- 6.1. Provide street lights on concrete poles with underground wiring along the property frontage on Crenshaw Boulevard to the satisfaction of Public Works. Submit street lighting plans showing all existing lights along with existing and/or proposed underground utilities plans as soon as possible to Public Works; Traffic and Lighting Division, Street Lighting Section.
- 6.2. Upon approval of the CUP, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$30,000.00 (subject to revision at the time of street lighting plan approval). The applicant shall comply with the conditions listed below in order for the lighting districts to pay for the future operation and maintenance of the street lights. The street lights shall be installed per approved plans prior to issuance of Certificate of Occupancy.
- 6.3. All street light in the project, or approved project phase, must be constructed according to Public Works-approved plans. The contractor shall submit one complete As-built plans. Provided the above conditions are met, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year, provided all street lights have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more year if the above conditions are not met. The Lighting District cannot pay for the operation and maintenance of street lights located within gated community.

For questions regarding the items above, please contact Jeff Chow at (626) 300-4752.

If you have any other questions or require additional information, please contact Julian Garcia or Toan Duong at (626) 458-4910.

JG:ca

P:/LDPUB/SUBMGT/CUP/CUP 200700137/Project R2006-04010_CUP 200700092_Crenshaw Hotel.doc

**DRAFT FINDINGS AND ORDER OF HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2006-04010-(2)
CONDITIONAL USE PERMIT NO. 200700092**

1. The Hearing Officer of Los Angeles County, Mr. Paul McCarthy, considered Conditional Use Permit No. 200700092 ("CUP") on September 3, 2013.
2. CUP 200700092 is a request to construct, operate and maintain a 56 room, 2-story motel, with 59 parking spaces.
3. The property is located at 14711 Crenshaw Blvd. in the C-3 (Unlimited Commercial) Zone within the Gardena Valley Zoned District.
4. The application for a Conditional Use Permit was filed with the Los Angeles County Department of Regional Planning on March 27, 2007. Holds were placed on the project on May 21, 2007, and May 29, 2008. Subsequently, the applicant provided information on August 14, 2007 and December 22, 2008.
5. An initial study was prepared on June 19, 2008 and agency comments requesting additional materials were received from Public Works on September 18, 2008, Fire Department on July 1, 2008 and Public Health on July 15, 2008.
6. Regional Planning informed the applicant that additional materials were needed in order to complete the project review. Subsequent follow-ups indicate that the applicant failed to provide the required materials and the project is not cleared for a public hearing to this date.
7. The July 1, 2013 letter also directed the applicant to satisfy the Fire Department, Public Health and Public Works requirements and stated that if no activity occurs within 30 days of the letter, this case may be scheduled before a Hearing Officer for denial pursuant to Section 22.56.060 of the County Code.
8. The applicant has failed to provide the requested information in a timely manner. There is insufficient information to determine the feasibility of the project and consistency with the Los Angeles County General Plan.
9. **SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING**
10. **THEREFORE, in view of the findings of fact presented above, Conditional Use Permit No. 200700092 is DENIED.**